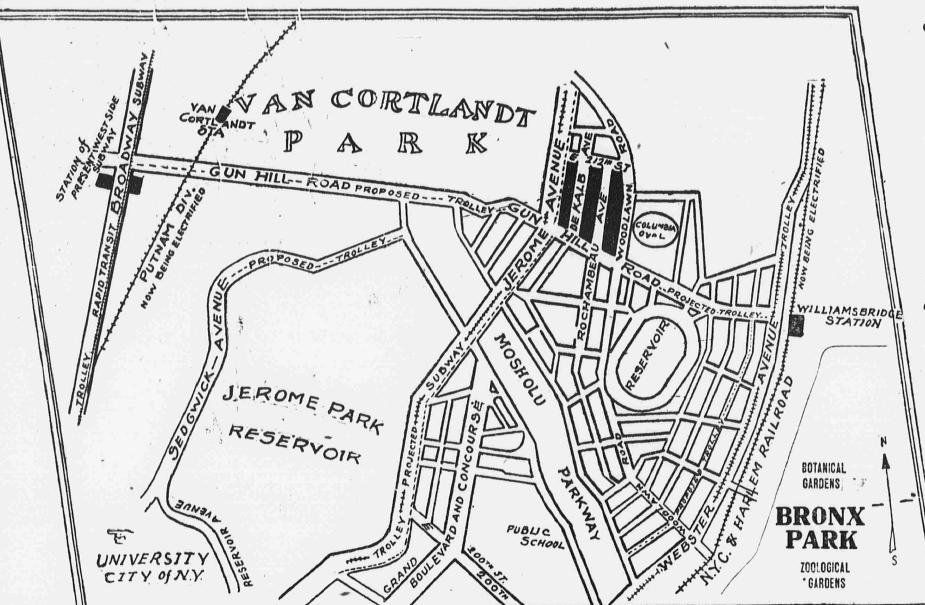
# BEST BRONX LOTS EVER OFFERED



Jerome Avenue Gun Hill Road Woodlawn Road

De Kalb and Rochambeau Avenues, and East 212th Street,

170 Superbly Located Comprising the Old Bruner Estate,

Will Be Sold at Public Auction to the Highest Bidders

—No Protection—No Reserve.

# THURSDAY, NOVEMBER 9

At Noon, at the Exchange Salesroom, 14 & 16 Vesey Street,

By JOHN L. PARISH, Auctioneer.

Go and See and Judge for Yourselves!

Take Jerome Avenue Trolley to the Grounds. Take Webster Ave. Trolley to Gun Hill Read. Free Stage from Bronx Park "L" Station to Grounds.

TRANSIT FACILITIES—Jerome Avenue already has its trolley line running past the property, and connecting at the Harlem River with the West Side surface and elevated railway systems. On this same Jerome Avenue the Rapid Transit Commission have adopted a subway rapid transit

The necessary consents for it have already been obtained. THE JEROME AVENUE SUBWAY WILL BE THE NEXT SUBWAY BUILT. This will bring the Gun Hill Road section within 35 minutes of the City Hall. Less than 5 minutes eastward on Gun Hill Road are the Webster Avenue trolley cars, connecting at Fordham with the East Side elevated and subway systems, and the Williamsbridge station of the N. Y. & Harlem road, now being converted to an electric rapid transit system with express trains to the Grand Central Station in 15 minutes. A franchise has just been granted for a trolley line running by the premises in Gun Hill Road and connecting the Webster Jerome Avenue lines. A trolley line has been built in Kingsbridge Road and will soon be opened, connecting the Jerome Avenue lines with the West Side subway at Broadway and Muscoota Street, and connecting also with the Putnam Road, which is also being converted into an electric rapid transit system. Other trolley lines will soon connect the Jerome Avenue section with the West Side surface and subway systems at Broadway and at Bailey Avenue, via Sedgwick Avenue and Gun Hill Road. All interior streets have been acquired by the city, and there will be no assessments for opening them.

Book Maps and further particulars may be had of the auctioneers,

PARISH, FISHER, MOONEY & CO., 149 Broadway, Cor. Liberty St., New York.

ACTIVITY BECOMING GENERAL THROUGHOUT THE CITY.

Business Premises, Elevator Flats and Private Dwellings Are in Growing Demand, as Well as Flats, Tenements and Lots-Banks Opposing the Boom.

A feature of the real estate market which challenges attention at present is the expansion of trading into new territory. Until recently dealing was largely confined to the flat and tenement districts. It is now rapidly becoming more or less general throughout the city.

Professional operators are resuming activity in the financial and mercantile districts, where many inducements to speculation are offered by betterments in transportation. A number of business concerns will be unhoused and some shifting of trade centres will be occasioned by the enlargement of the Brooklyn Bridge terminal, by the opening of the Brooklyn rapid transit tunnel, by the completion of the two trolley tunnels from New Jersey, by the perfection of traffic arrangements across the Williamsburg Bridge and by other similar improvements.

Furthermore, the subway is exercising a strong speculative influence in the downtown and midtown sections. Because its effect on property in those sections was more difficult to anticipate than its effect on vacant land uptown, where practically no competing transportation existed, speculation along the lower part of the subway has been slow to develop. However, a year's observation of the renting demand has now furnished a basis for estimating the speculative bearing of the subway on business

Some buying is also noted in the neighborhood of the Pennsylvania station and in the shopping district.

The activity in realty devoted to commerce and manufacture is altogether different from the boom which realty of that class experienced several years ago. It is moderate though by no means inconsiderable in volume, and is widely distributed. The purchasers include mercantile concerns and investors, as well as professional operators, and the movement must be regarded as thoroughly wholesome. Though no doubt actuated largely by speculative considerations, it is also a reflection of progress and prosperity in the various industries from which the city chiefly draws its sustenance.

A moderate increase of buying is likewise noted as regards apartment houses and private dwellings. The close of the renting season last month left the former as a rule well filled with tenants at profitable rentals. Apartment houses in central locations are consequently growing in favor with investment buyers. Inasmuch, however, as they represent a heavy investment of capital, they seldom figure in cash transactions, but are usually exchanged for vacant lots or antiquated premises owned by estates or other interests which do not happen to be in a position to build. The increased demand for private dwellings is largely a result of the encroachment of business on the midtown residence neighborhoods.

Turning to the remaining sections of the city—the flat and tenement neighborhood able rentals. Apartment houses in central

flat and tenement neighborhood and suburban areas—we find a tremendous boom in progress. The activity there was on a notable scale all through the sum-

mer. Nevertheless, it is just now ex-

THE REAL ESTATE MARKET. panding in a manner which seems to indicate that its impetus is far from spent. In the past week or two professional operators have been especially enterprising in

teed free to purchasers by the Title Insurance Company of New York.

THE LOCATION of the property, as will be seen from the map above, is opposite Van

of Gun Hill Road. Jerome Avenue is the Broadway of The Bronx. Gun Hill Road is one of

the fulure great crosstown thoroughfares. The land is high and commands the view in

every direction, and is free of rock. Mosholu Parkway crosses Jerome Avenue less than

a thousand feet to the south, and leads to Bronx Park, with its far-famed Botanical and

Zoological Gardens, an easy walk to the southeast. The University of the City of New

York, Jerome Park Reservoir, St. John's College, the Grand Boulevard and Concourse

remain on bond and mortgage, at 51/2 per cent. for 1, 2 or 3 years. Savings

Banks Books will be received as cash and interest allowed. Titles guaran-

TERMS: 10 per cent. on day of sale, balance in 30 days; or 75 per cent. may

and Columbia Oval are other notable landmarks of the near vicinity.

Cortlandt Park in its most beautiful part, on Jerome Avenue, at the northeast corner

tors have been especially enterprising in Queens borough, buying up acre property for subdivision into building lots. A similar movement is under way in Brooklyn, particularly along the rapid transit subway, and the demand for vacant lots in The Bronx shows no sign of contraction.

The speculation in suburban realty in easily understood. Outlying land has at least a prospect of increasing in value owing to promised improvements in transportation. It is difficult, however, to explain the extraordinary activity in the older plain the extraordinary activity in the older plot and tenement districts, except on the theory that the thousands of small investors

theory that the thousands of small investors who support it do so without knowledge of the effects of improved suburban transportation on property in the congested centres of population.

The dealing in flats and tenements, already excessive, continues to grow in volume despite discouragement from the big lending institutions. Least week for big lending institutions. Last week, for instance, only \$848,500 was lent on real estate in Manhattan by banks, trust companies and insurance companies, as against \$9,622,400 in the corresponding week a year

## Private Sales.

BROADWAY.—The City Investing Company has sold to Thomas Healy the Sherman Souare Hotel, a seven story and basement brick and stone building, on plot 100.5x115 at the southwest corner of Broadway, and Seventy-first street. Mr. Healy will open the hotel to the public after making extensive alterations. The property has been held at \$425,000. John E. Connelly was the broker.

broker.

BROADWAY.—J. Romaine Brown & Co. have sold for John J. Roberts to William F. Connor, of Liebler & Co., the Audubon, a seven story building on plot 76.10x107.2x irregular, at the northeast corner of Broadway and Thirty-ninth street. The store and basement are occupied by Park & Tilford. The upper floors are used as a hotel. The consideration was in the neighborhood of \$1,000,000.

SEVENTY-FOURTH STREET.—William L.

SULLIVAN STREET.—The Simpson-Swany Company and Carl Man have sold Nos. 121 and 123 Sullivan street, a six story brick stable and loft building, on plot 42x75. Robert Simpson holds title.

FORTY-FOURTH STREET.—Frederick T. Barry has sold for Charles S. Faulkner to C. T. Weeks No. 132 East Forty-fourth street, a four story high stoop dwelling, on lot 16.5x83.

TWENTY-FIFTH STREET,—W. Clarence Martin has bought No. 239 West Twenty-fifth street, a four story tenement, on lot 21x98.9.

116TH STREET.—Kehoe & White have sold for Arthur S. Luria the plot, 50x100.11, on the south side of 116th street 225 feet east of Amsterdam avenue, WASHINGTON TERRACE.—The Stabler & Smith Company has sold for Aaron I. Raisman to William H. Valentine No. 15 Washington terrace, a three story brick and stone dwelling, on lot 17.9x62.5.

AMSTERDAM AVENUE.—L. J. Phillips & Co. have sold for Samuel Grossman the plot, 94.6x100, at the northwest corner of Amsterdam avenue and 172d street. tath avenue and 1/2d street.

147TH STREET.—L. J. Phillips & Co. have sold for Augrich Bros. to the Fleischmann Realty Company the lot, 25x99.11, on the north side of 147th street 500 feet west of Seventh avenue.

TWENTY-FOURTH STREET .- Bert G. Faulhaber & Co. have sold for Dennis Gilroy Nos. 224 and 226 East Twenty-fourth street, a four story brick building, on plot 48.10x 98.9. The property is used by the Adams Dry Goods Company as a stable.

BROADWAY.—Hall J. How & Co. have sold for Charles T. Barney the plot, 99.11x125, at the southwest corner of Broadway and 136th street, to William J. Brown.

at the southwest corner of Broadway and 136th street, to William J. Brown.

ELEVENTH AVENUE.—The estate of Henry Stube has sold Nos. 785 and 787 Eleventh avenite, southwest corner of Fifty-fifth street, two four story tenements, on plot 50x75 and No. 604 West Fifty-fifth street, adjoining, a similar parcel, on lot 25x91.11.

143D STREET.—The Equitable Realty Company sold for a client to Isaac M. Gitsky the five story flat at No. 257 West 143d street, on plot 37.6x160.

FIFTH AVENUE.—Barnett & Co., have sold for Mrs. Ida Hausmann No. 2154 Fifth avenue, a four story dwelling, on lot 18x75.

121ST STREET.—Joseph Peter has sold to L. Frankenstein No. 308 West 121st street, a five story double flat, on lot 27x100.11.

THIRTY-NINTH STREET.—Clarkson P. Ryttenberg has sold for Samuel Blumenstock and Henry Nechols to William Geringer No. 520 West Thirty-ninth street, a five story flat, on lot 25x98.9.

103D STREET.—Schmeidler & Bachrach have bought from Morrie Kempe through Haven beneath the second of the street of the second of the property from Morrie Kempe through Haven beneath the second of the s

EIGHTY-FIFTH STREET.-Daniel L. Korn has sold through the Charles F. Noyes Company to Samuel Beckman No. 305 East Eighty-fifth street, a five story flat with stores, on lot 28x102.2.

FIFTY-FIFTH STREET.—The Hoffman estate has sold No. 506 East Fifty-fifth street, a five story tenement, on lot 22x80. 133D STREET.—H. Horowitz has sold Nos. 529 and 531 West 133d street, a six story apartment house, on plot 50x99.11.
1187H STREET.—Max Borck has bought

the six story tenement in course of con-struction at No. 233 East 118th street, on plot 298109.11.
FIFTY-SINTH STREET,—Shapiro & Levy
have sold to Louis I. Harris and Isaac
Manheimer No. 228 to 232 East Fifty-sixth
street, three five story tenements, on plot
75x100.5.

SECOND AVENUE.—Morris Goldstein has sold to Levensohn & Garmise the four story tenement No. 1879 Second avenue, on lot 25.6875.

on lot 25.6x75.

TENTH STREET.—Max Kotzen has sold to Reich & Rottenberg a new six story tenement in course of construction, on plot 45x93, at the northwest corner of Tenth and Dry Dock streets.

CANNON STREET.—Goodman Spieholtz has sold to Reich & Rottenberg Nos. 115 and 117 Cannon street, a new six story tenement, on plot 42x100.

MONBOR STREET.—Keplan & Silver have MONROE STREET,—Kaplan & Silver have bought the two six story tenements at No. 28 to 32 Monroe street, on plot 62.5x97.6x irregular, running through to No. 33 to 37 hamilton street. COURTLANDT AVENUE.—William Stone-bridge has resold to Timothy F. Sullivan the three story frame flat at No. 836 Court-landt avenue, 72 feet south of 160th street, on lot 25x92.

Miscellaneous.

Solution of John of Thompson and Part Street, the South Asset No. 20. and 19th Revenue of the Street, the South Asset No. 20. and 19th Revenue of the Street, the South Asset No. 20. and 19th Revenue of the Street, the Street No. 20. and 19th Revenue of the Street, the Street No. 20. and 19th Revenue of the Street, the Street No. 20. and 19th Revenue of the Street, the Street No. 20. and 19th Revenue of the Street, the Street No. 20. and 19th Revenue of the Street No. 20. and 19th R

and \$900,000. Streets are teams in the land and new lights have been put in, making the neighborhood one of the most attractive in South Brooklyn.

The last of the small farms in the Jerome avenue section of the Bronx goes upon the auction block next Thirsday, when the Bruner estate property on Jerome avenue, Gun Hill road, Woodlawn road, De Kalb and Rochambeau avenues and East 212th street, 170 lots in all, will be sold at the Exchange Salesrooms, in Vesey street. John L. Parish, of Parish, Fisher, Mooney & Co., is the auctioneer. The property lies directly opposite the lower end of Van Cortlandt Park, over which the outlook is very attractive. A comparison with the Grand Circle, at Fifth avenue and Fifty-ninth street, would seem strained, but as a matter of fact this property is in a higher state of development and more easily accessible to-day than that around the Grand Circle was within the memory of middle aged natives of New York. The Bruner estate lots will probably pass for the most part to people who will soon improve them for residence purposes. Prospect of the early construction of a rapid transit subway in Jeromeavenue will certainly not injuriously affect inserest in the offering. Jerome avenue surface cars pass by the property, and the Webster avenue cars are but a short distance eastward along Gun Hill road.

Plans filed yesterday with the Manhattan Building Bureau include two five story flats to be built for Murray & Hill on the west side of Edgecombe avenue 225 feet north of 150th street at a cost of \$80,000, and two five story ilats for Alexander Cameron on the adjoining lot on the north at a cost of \$80,000; a seven story factory to be built for Louis Schulze at No. 147 West Twenty-fourth street at a cost of \$40,000 and a twelve story Broadway hotel for Francis S. Kinney to cost \$600,000.

The Bronx plans include a five story warebouse to be built for William A. Smith on the

TUESDAY, NOVEMBER 14, 1905,

BRYAN L. KENNELLY, Auctioneer,

150 Valuable Lots in New York City Known as the Crane Estate,

East 138th, East 139th, East 140th, East 141st Streets, Southern Boulevard, Robbins and Cypress Avenues.

DISSOLUTION SALE OF VESTED INTERESTS.

This tract is esteemed by Real Estate experts as the foremost in the Bronx. The property is situated in a thickly inhabited section, with every City Improvement installed, and is immediately available for building. Only a few minutes from the Hadlem River; 30 minutes from City Hall. Southern Boulevard is destined to become the most popular and leading thorough fare in the Bronx. The Rapid Transit Board has approved Subway lines through 183th Street and also Southern Boulevard, with station on the property. The installation of electricity on the N. Y., N. H. & H. R. R. now under way, with station also at 183th Street, will further enhance the value of this property. N. Y. & Westchester Railroad also passes through the property.

UNUSUALLY LIBERAL TERMS. UNUSUALLY LIBERAL TERMS.

EIGHTY (80) PER CENT. OF THE SELLING PRICES MAY

REMAIN ON BONDS AND MORTGAGES FOR ONE OR TWO YEARS

Title policles delivered free of charge.
Savings Banks deposits, without loss of interest, accepted in payment.
Book-Maps and further particulars of Messrs, Philbin, Beekman & Menken, 52 William St.,
Attys: Messrs, Kantrowitz & Esberg, 323 Broadway, Attys:; Title Insurance Co. of New York, 135
Broadway, or the Auctioneer, 7 Pine St., New York City.

# **EXECUTORS' SALE**

## PUBLIC AUCTION



ELECTION DAY AUGTION SALE

JOSEPH P. DAY, Auctioneer. 192 MOST DESTRABLE HOME SITES

18 Jamaica Av. Lots. TUESDAY, NOV. 7TH, 1905, at 1 o'Clock, on the Premises,

# JAMAICA AND LEGGETT AVES. FOREST PARK WEST,

Borough of Queens, City of New York. This property has water and gas mains, electric light, trolley roads and 5 minutes' walk to the val., where there are handsome and num dwellings, churches, schools and stores. Tit Sured by the Title Insurance Company of NYork, 5c, fare to Manhatian and all parts Brooklyn. Terms: 60% can remain on morigage of 20 months installments; discount for each Lauche con, music and free passes. For maps containing full terms of sale apply to Messrs. MONFORT & FABER Attorneys, Jamalea, or the Auctioneer.

PETER F. MEYER, Autionect. TUESDAY, Nov. 14th, 1905, SUPREME COURT SALE IN PARTITION.

A story and basement brick and stone dwelling. No. 137 West 61st Street. For maps and terms, apply to EUGF BUSCHE, Esq., attorney, 150 Broadway. Auctioneer's or cc. 1) X escy Street.

Other advertisements under these classifications will be found in Main Sheet.